

1st Quarter 2023

55 West Monroe

Upcoming Events @ 55WM

Mardi Gras Celebration, 2/21, Lobby. *Fat Tuesday arrives at 55WM!*



March Madness, 3/16, Fifth-Floor Lounge. *Join us for a 'slam dunk' event.*



Stay tuned for times and further details!

Earth Week is Coming

Watch for information on giveaways, events, and more coming this April.



55WM Earns Latest ENERGY STAR for Operational Efficiency

55WM in 2022 solidified its standing as one of the most energy-efficient buildings in Chicago and across the country by earning the U.S. Environmental Protection Agency's ENERGY STAR.

The program, established in 1992, recognizes superior energy performance in the commercial property sector. In fact, our ENERGY STAR score (75) means that we rank among the top quarter of similar buildings nationwide for energy efficiency.

ENERGY STAR is the only environmental program in the United States that certifies energy efficiency based on actual, verified energy performance and objective measures of

WE EARNED IT!

Our building received U.S. EPA's ENERGY STAR signifying superior energy performance!



performance, providing a guarantee of savings.

On average, ENERGY STAR properties generate 35 percent fewer greenhouse gas emissions than typical buildings. Learn more at <https://www.energystar.gov>.

Book It: Fifth-Floor Amenities Deliver Comfort & Convenience for Company Gatherings

There's never been a better time to take advantage of 55WM's fifth-floor Amenity Center, which features unparalleled comfort and convenience for hosting business events, client meetings, or company gatherings:

55WM Conference Center offers cutting edge A/V technology with mobile connectivity, ceiling-mounted projectors, retractable screens, wall-length white board, adjacent kitchen/pantry area, Wi-Fi conference call capabilities, and multiple seating configurations for up to 115 people. *Contact the Management Office for reservations and rates.*



55WM Tenant Lounge is a space for tenants to relax, reflect, and recharge. Enjoy Wi-Fi connectivity, widescreen TVs, ping-pong and foosball tables, kitchen area with refrigerators and microwaves, comfortable seating, and much more. *Rent the Tenant Lounge for your next after-hours company event. Contact the Management Office for details.*



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55 West Monroe
Chicago, IL 60603

Management Team

Danica Munson
General Manager

Emily Coates
Assistant General Manager

Cassandra Navarrete
Tenant Services Coordinator

Angelo Miceli
Chief Engineer

Mick McGowan
Assistant Chief Engineer

Reinhard Dietz
Engineer

David Freel
Engineer

Dan Schenfeld
Engineer

Justin Palmer
Engineer

Nick Diaz
Day Maintenance Supervisor

Biljana Tomovic
Maintenance Supervisor

Gus Alvarez
Director of Security

Leasing Staff

Andrea Saewitz
Executive Vice President,
Stream Realty

Matt Lerner
Executive Vice President,
Stream Realty



Rule #1 for Security Director Gus Alvarez: Connect with Tenants

Gus Alvarez follows one simple rule that has successfully guided him throughout a 30-year career in professional security: “Get to know your tenants.”

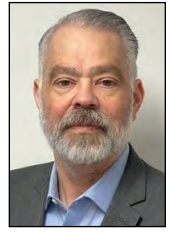
That rule has become the foundation of 55WM’s building-wide security program since his arrival last fall.

“I’ve been blessed with a great career and a big part of that has involved making personal connections with people. That’s the example I want to set,” Alvarez explained. “More than ever, security is a customer service business. In my experience, we will provide more effective, more responsive, and more fulfilling service when we get to know the tenants we serve.”

Alvarez got his start in residential security at Chicago’s Presidential Towers apartment complex and quickly proved adept – he had been promoted to supervisor by age 19.

Over the next three decades, he continued

to follow “the rule” while making his mark at multiple commercial properties. Alvarez has also helped coordinate special event security at Millennium Park and for local community fundraisers.



Gus Alvarez

“Every step of the way, I’ve appreciated my opportunities and the people I’ve met,” he said. “Now, I’m glad to be here and part of a great team.”

Gus’ hobbies away from work include cooking, reading, and traveling with his wife, Maria. Wherever their destination, they try to take in a game at the closest Major League Baseball stadium. So far, they’ve been to Fenway Park (Boston), Dodger Stadium (Los Angeles), Oriole Park at Camden Yards (Baltimore), T-Mobile Park (Seattle), and Wrigley Field: the home of this native South Sider’s favorite team.

Welcome to 55WM, Gus!

4 Simple Steps to Support Building’s Recycling Program

55WM’s building-wide recycling program makes it easy for tenants to reduce natural resource consumption, reuse materials, and decrease pollution. Here are four simple steps to ensure the program’s continued success:

1. Recycle only accepted materials and place items in the proper collection bins.
2. Recyclables should be clean, empty, and dry.

3. Keep paper and cardboard separate from other recyclable materials.



4. When in doubt, **throw it in the trash** to avoid contamination.

For more information, please contact the Management Office.

Note: Bins for collecting used batteries are located in the Mail Room and fifth-floor Amenity Center.

Tenant Praises Team Member Anthony Almaraz for a Job Well Done



Anthony Almaraz

As members of the 55WM tenant service team, we all operate on a simple principle: commercial real estate management may be our profession, but tenant service is our business.

That’s why it was extremely gratifying when one of our tenants recently acknowledged the efforts of Anthony Almaraz, who serves on our outstanding janitorial crew.

Renee Walker, of Kovitz Shifrin Nezbit, lauded

Anthony’s “exemplary work skills” in an email to 55WM’s General Manager, Danica Munson, and described how she always sees him working hard to make the building spotless.

She also called him an extraordinary employee, adding that “he displays a wonderful disposition every time I see him. He truly makes my day!”

Thank you, Renee, for taking the time to recognize Anthony. Like you, we are glad to have him on the team!